

00537935/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK NATIONAL ASSOCIATION, its
successors in interest and/or assigns
vs.
UNKNOWN HEIRS AND DEVISEES OF
MADELYN A. PHIEL; KIMBERLY WHITLOCK;
THOMAS COOPER PHIEL, III; THE LAKES AT
KENT; WASHINGTON STATE DEPARTMENT
OF SOCIAL AND HEALTH SERVICES;
occupants of the premises and any person or parties
claiming to have any right, title, estate, lien, or
interest in the real property described in the
complaint, and also all other persons or parties
unknown claiming any right, title, interest, lien or
estate in the property herein described

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 12-2-30395-9 KNT

JUDGMENT RENDERED ON 01/23/2014
SECOND ORDER OF SALE ISSUED: 10/20/2014
DATE OF LEVY: 11/13/2014

TO: UNKNOWN HEIRS AND DEVISEES OF MADELYN A. PHIEL; (IN REM); JUDGMENT
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

23913 57TH CT. S., APT. F4, KENT, WA 98032

UNIT F-4, BUILDING F AND R, BRIDGEWATER III, A CONDOMINIUM, ACCORDING TO THE
DECLARATION RECORDED UNDER RECORDING NO. 8905250857, AND ANY AMENDMENTS
THERETO, AND SURVEY MAP AND PLANS IN VOLUME 90 OF CONDOMINIUM PLATS, ON
PAGE(S) 89 THROUGH 95, RECORDS OF KING COUNTY, WASHINGTON.
TAX ACCOUNT NO.: 108567-0260.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: JANUARY 2, 2015
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$251,713.76** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **NO REDEMPTION RIGHTS AFTER SALE.**
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
BISHOP, MARSHALL & WEIBEL, P.S.
720 OLIVE WAY
STE 1201
SEATTLE, WA 98101
(206) 622-5306